

SITE INFORMATION:
DEVELOPMENT NAME: SUNSET BEACH WEST
APPLICANT: SUNSET BEACH WEST, LLC
1574 MONSTER BUCK ESTATES
SUPPLY, NC 28462
TAX PARCEL NUMBER: 263AH01502
SUNSET BEACH ZONING: CR-1 (CONSERVATION RESERVE DISTRICT)
PROPOSED DEVELOPMENT: 21 SINGLE FAMILY RESIDENTIAL LOTS

BASE MAP INFORMATION:
BASE SURVEY PROVIDED BY EAST COAST ENGINEERING AND SURVEYING, PC
JURISDICTIONAL DETERMINATION APPROVED BY USACE AUGUST 7, 2014; SAW-2014-00960.
MEAN HIGH WATER BASED ON 2.01' ELEVATION (NAVD 88) AS DEFINED BY N.O.A.A. TIDAL STATION #8659897.
LANDWARD LIMIT OF COASTAL VEGETATION AS DELINEATED BY NCDENR DCM IN APRIL 2014.
FIRST LINE OF STABLE NATURAL VEGETATION AS DELINEATED BY NCDENR DCM ON 04-02-2014.

PRELIMINARY PLAT DATA:
TOTAL TRACT AREA (TO MEAN HIGH WATER) 1,086,979 SF OR 24.95 ACRES
DENSITY ALLOWED PER CR-1 24
1 DETACHED SINGLE-FAMILY RESIDENTIAL DWELLING PER ACRE.
DENSITY PROPOSED 21 SINGLE FAMILY RESIDENCES
TOTAL UPLAND AREA (EXCLUDING JURISDICTIONAL WETLANDS) 1,014,939 SF OR 23.30 ACRES
RIGHT-OF-WAY AREA 90,548 SF OR 2.08 ACRES
TOTAL NET AREA (EXCLUDING RIGHT-OF-WAYS, COASTAL VEGETATION WETLANDS, BUFFERS AND CAMA SETBACKS) 538,006 SF OR 12.35 ACRES
OPEN SPACE REQUIRED (15% OF TOTAL NET AREA) 80,701 SF OR 1.85 ACRES
OPEN SPACE PROVIDED 80,741 SF OR 1.85 ACRES
OPEN SPACE WILL BE IRREVOCABLY DEDICATED TO ALL LOT OWNERS IN THE SUBDIVISION, WITH LEGAL ACCESS FOR ALL LOT OWNERS TO THE OPEN SPACE AREAS.
COMMON AREAS DEFINED AS WETLANDS, OR WITHIN ANY CAMA SETBACKS, ARE NOT INCLUDED IN OPEN SPACE CALCULATIONS. HOWEVER THESE COMMON AREAS WILL ALSO BE IRREVOCABLY DEDICATED TO ALL LOT OWNERS IN THE SUBDIVISION.
ADDITIONAL COMMON SPACE PROVIDED 134,237 SF OR 3.08 ACRES
BUILDING SETBACKS:
OCEAN FRONT YARD: 25' FROM ESTABLISHED CAMA LINE
REAR YARD: 20% OF MEAN LOT DEPTH, NOT TO EXCEED 25'
SIDE YARD: 10'
MAXIMUM LOT COVERAGE: NOT MORE THAN 20% OF THE TOTAL LOT AREA MAY BE COVERED BY BUILDINGS OR ANY IMPERVIOUS SURFACES.
BASED ON THE OCEAN HAZARD SETBACK LINE OF 60' AS SHOWN, THE BUILDING OR STRUCTURE ON EACH LOT MUST BE LESS THAN 5,000 SF, AS DEFINED BY 15A NCAC 07H.0306(a)(1)
WATER AND SEWER AVAILABLE FROM BRUNSWICK COUNTY
PROPERTY IS LOCATED IN A COASTAL BARRIER RESOURCE ACT (CBRA) AREA
ALL APPLICABLE PERMITS FROM THE NC DIVISION OF COASTAL MANAGEMENT, NCDOT, NCDENR AND SUNSET BEACH WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION.
UTILITY EASEMENTS WILL BE INSIDE THE RIGHT-OF-WAY AND A 10'-UTILITY EASEMENT HAS BEEN PLACED ALONG ALL LOTS LINES THAT ARE ADJACENT TO STREET RIGHT-OF-WAYS.

ABBREVIATIONS:
USACE UNITED STATES ARMY CORPS OF ENGINEERS
NCDENR NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
DCM DIVISION OF COASTAL MANAGEMENT
NCDOT NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

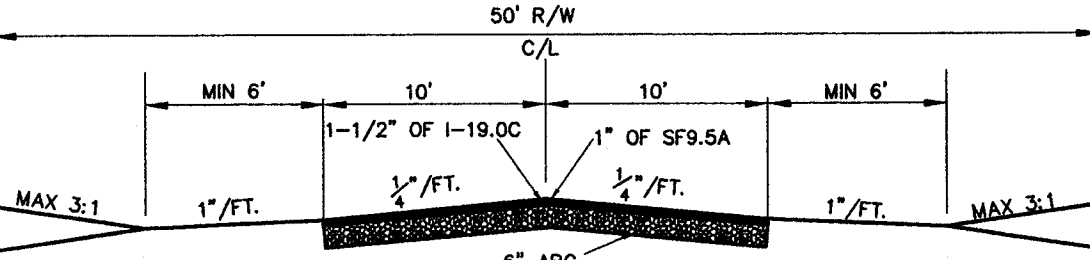
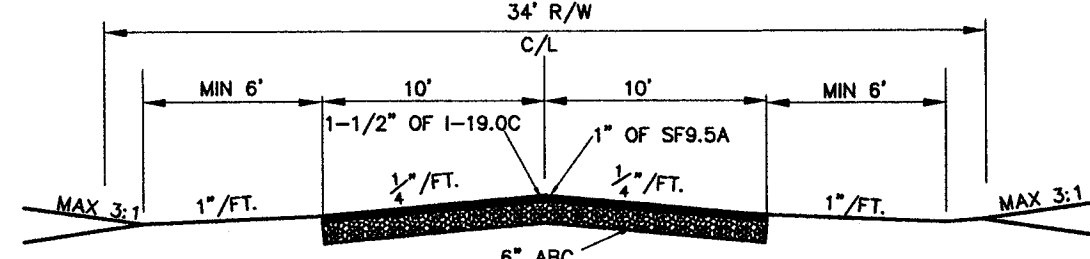
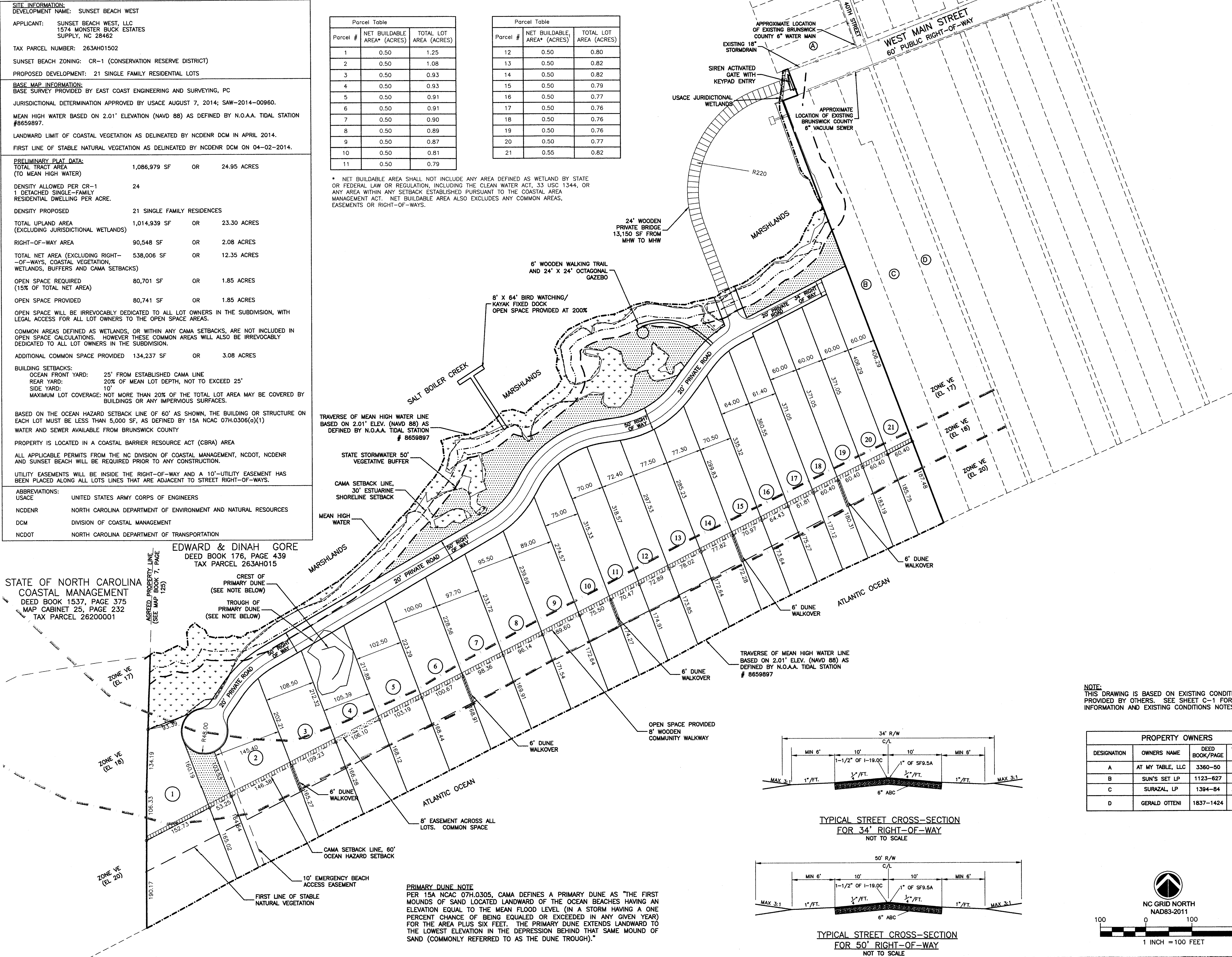
Parcel Table		
Parcel #	NET BUILDABLE AREA* (ACRES)	TOTAL LOT AREA (ACRES)
1	0.50	1.25
2	0.50	1.08
3	0.50	0.93
4	0.50	0.93
5	0.50	0.91
6	0.50	0.91
7	0.50	0.90
8	0.50	0.89
9	0.50	0.87
10	0.50	0.81
11	0.50	0.79

Parcel Table		
Parcel #	NET BUILDABLE AREA* (ACRES)	TOTAL LOT AREA (ACRES)
12	0.50	0.80
13	0.50	0.82
14	0.50	0.82
15	0.50	0.79
16	0.50	0.77
17	0.50	0.76
18	0.50	0.76
19	0.50	0.76
20	0.50	0.77
21	0.55	0.82

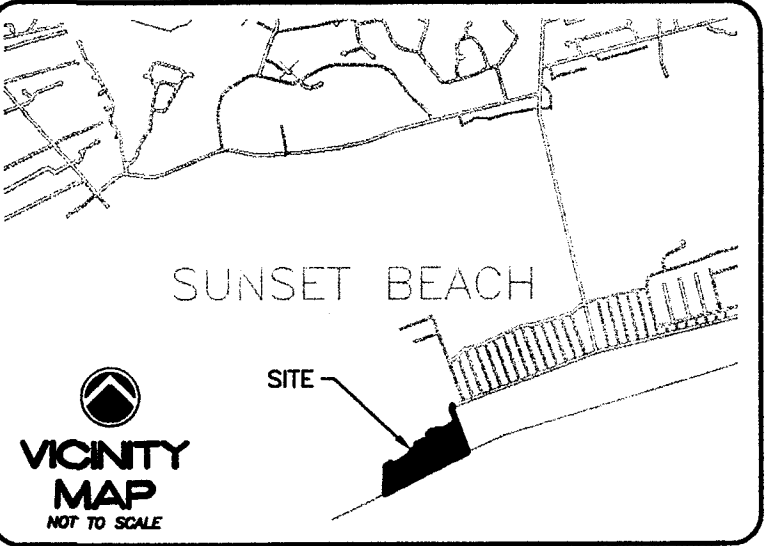
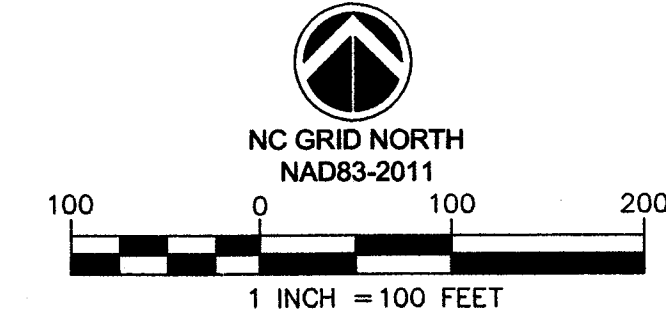
* NET BUILDABLE AREA SHALL NOT INCLUDE ANY AREA DEFINED AS WETLAND BY STATE OR FEDERAL LAW OR REGULATION, INCLUDING THE CLEAN WATER ACT, 33 USC 1344, OR ANY AREA WITHIN ANY SETBACK ESTABLISHED PURSUANT TO THE COASTAL AREA MANAGEMENT ACT. NET BUILDABLE AREA ALSO EXCLUDES ANY COMMON AREAS, EASEMENTS OR RIGHT-OF-WAYS.

STATE OF NORTH CAROLINA
COASTAL MANAGEMENT
DEED BOOK 1537, PAGE 375
MAP CABINET 25, PAGE 232
TAX PARCEL 26200001

EDWARD & DINAH GORE
DEED BOOK 176, PAGE 439
TAX PARCEL 263AH015

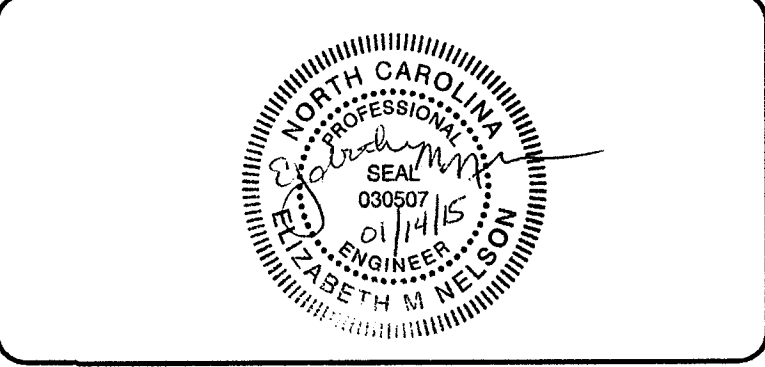


PROPERTY OWNERS			
DESIGNATION	OWNERS NAME	DEED BOOK/PAGE	TAX PARCEL NUMBER
A	AT MY TABLE, LLC	3360-50	263AA001
B	SUN'S SET LP	1123-627	263AH014
C	SURAZAL, LP	1394-84	263AH01401
D	GERALD OTTENI	1837-1424	263AH013



LEGEND:	
USACE JURISDICTIONAL WETLANDS, SAW-2014-00960	[Hatched pattern]
PROPERTY BOUNDARY	[Solid line]
ADJACENT PROPERTY LINE	[Dashed line]
MEAN HIGH WATER / PROPERTY BOUNDARY	[Dashed line]
LANDWARD LIMIT OF COASTAL VEGETATION	[Dashed line]
FIRST LINE OF STABLE NATURAL VEGETATION	[Dashed line]
CAMA SETBACK LINE	[Dashed line]
100 YEAR FLOOD ZONE	[Hatched pattern]
OPEN SPACE	[Stippled pattern]
EXISTING STORMDRAIN	[Dashed line]
SANITARY SEWERLINE	[Dashed line]
WATERLINE	[Dashed line]

ISSUED FOR REGULATORY REVIEW		
C	REVISED FOR STATE STORMWATER VEGETATIVE BUFFER SETBACK	EMN 01/14/15
B	REVISED PER SUNSET BEACH TRC COMMENTS	EMN 11/20/14
A	ISSUED TO TOWN OF SUNSET BEACH	EMN 09/24/14
REV. #	DESCRIPTION	REV. BY DATE
	REVISIONS	



CAPE FEAR ENGINEERING
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N.C. LICENSE # C-1621

PROJECT NUMBER: 875-167
SCALE: 1" = 100'
DATE: 24 SEPT 2014
TRACKING: EMN

SUNSET BEACH WEST
SUNSET BEACH, NC
BRUNSWICK COUNTY

PRELIMINARY PLAT

PROJECT NUMBER: 875-167
SHEET NUMBER: C-2